

Tarrant Appraisal District

Property Information | PDF

Account Number: 04427440

Address: 2437 CHANNING DR

City: GRAND PRAIRIE
Georeference: 30593-J-11

**Subdivision:** OAK HOLLOW (GRAND PRAIRIE)

Neighborhood Code: 1S040O

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: OAK HOLLOW (GRAND

PRAIRIE) Block J Lot 11

Jurisdictions:

CITY OF GRAND PRAIRIE (038)

**TARRANT COUNTY (220)** 

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

State Code: A Year Built: 1983

Personal Property Account: N/A

Agent: TAX RECOURSE LLC (00984)
Protest Deadline Date: 5/24/2024

**Site Number:** 04427440

Site Name: OAK HOLLOW (GRAND PRAIRIE)-J-11

Site Class: A1 - Residential - Single Family

Latitude: 32.6673867374

**TAD Map:** 2138-364 **MAPSCO:** TAR-098V

Longitude: -97.0391250619

Parcels: 1

Approximate Size+++: 2,332
Percent Complete: 100%

**Land Sqft\***: 6,749 **Land Acres\***: 0.1549

Pool: Y

+++ Rounded.

### OWNER INFORMATION

**Current Owner:** 

**BAF ASSETS 5 LLC** 

**Primary Owner Address:** 

5001 PLAZA ON THE LAKE SUITE 200

AUSTIN, TX 78746

**Deed Date:** 7/25/2022

Deed Volume: Deed Page:

**Instrument:** D222214615

07-03-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARC RENTAL MSR I LLC	6/12/2018	D218140559		
TRANS AM SFE II LLC	6/6/2017	D217143238		
BOYD KYLE	10/8/2009	D209273075	0000000	0000000
ALVAREZ THEODORO III	7/2/2009	D209182696	0000000	0000000
WELLS FARGO BANK NA	5/5/2009	D209127329	0000000	0000000
MAULDIN AMY MAULDIN; MAULDIN HOLLY	7/28/2006	D206236975	0000000	0000000
ALONZO GILBERT JR;ALONZO JUANTA	3/5/1998	00131180000391	0013118	0000391
ADMINISTRATOR VETERAN AFFAIRS	12/6/1995	00122250000305	0012225	0000305
GMAC MTG CORP	12/5/1995	00122250000301	0012225	0000301
JOHNSON CHRISTA;JOHNSON ROGER G	4/4/1990	00099070000880	0009907	0000880
PATE GEORGE D III;PATE JANET	8/30/1983	00076010000540	0007601	0000540
I-20 GRAND PRAIRIE LTD	12/31/1900	00000000000000	0000000	0000000

## **VALUES**

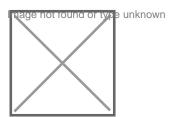
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$254,259	\$60,741	\$315,000	\$315,000
2024	\$271,261	\$60,741	\$332,002	\$332,002
2023	\$297,000	\$45,000	\$342,000	\$342,000
2022	\$235,000	\$45,000	\$280,000	\$280,000
2021	\$178,238	\$45,000	\$223,238	\$223,238
2020	\$178,238	\$45,000	\$223,238	\$223,238

Pending indicates that the property record has not yet been completed for the indicated tax year.

07-03-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



# **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

07-03-2025 Page 3